

**CITY OF LARAMIE**  
CITY MANAGER'S OFFICE  
P.O. Box C  
Laramie, Wyoming 82073

R08-17-A-015

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December 20, 2016

Environmental Protection Agency Region 8  
Attn: Ms. Barbara Alfano  
Atlanta Federal Center  
61 Forsyth Street, S.W. 10 Floor  
Atlanta, GA 30303-8960  
Via Email: [alfano.barbara@epa.gov](mailto:alfano.barbara@epa.gov)

Re: Laramie, WY Brownfield Revitalization Initiative- **West Side Revitalization**  
USEPA Brownfield Combined Petroleum and Hazardous Materials Assessment Grant

Dear Ms. Alfano,

The City of Laramie is pleased to submit this combined application for the USEPA Brownfield Assessment Grant, requesting funding of \$300,000 for Petroleum and Hazardous Materials sites. Our application includes responses to all threshold and ranking criteria as described within the application materials.

The goal of this project is to revitalize Laramie's oldest neighborhood which sits at the geographic heart of the community, next door to our vibrant Main Street Area. Laramie is a small town along the I-80 corridor just a short drive from many of Colorado's major cities. At first glance Laramie appears to be an idyllic college town, but it is actually among the most cash-strapped towns in WY. With a poverty rate that is 53.9% higher than WY averages, our residents face similar if not greater challenges. Laramie's precarious financial standing was served another blow with a steep reduction in state funding resulting from a historic plunge in energy revenues. Recognizing Laramie's best opportunity to grow its economy hinges largely on capitalizing its intellectual resources the City and the UW, along with our state and local economic development partners, embarked on an aggressive strategy to halt the flight of highly qualified graduates from leaving Laramie in search of healthier economies. Nearly 10 years into this effort, Laramie now boasts of nearly 70 local tech companies and is now solidly positioned as the frontrunner in growing the state's tech sector.

One of the final frontiers for our economic revival is the renewal of the West Side which is the town's oldest neighborhood. Founded in the 1800s, the West Side is flanked on east by a Union Pacific railyard, to the south and west by I-80, and to the north by Laramie River wetlands and flood plain. The West Side hosts both Laramie's oldest brownfield properties but also the highest concentrations of assumed brownfield sites and has a significantly higher percentage of minority and economically disadvantaged residents than Laramie and the state. Because of its history and location - success in the West Side has direct impact on the entire community. The good news is that the West Side, with its dedicated residents, quaint homes, vibrant community center, and popular amenities, is already quite successful. This project is intended to build on those successes and to mitigate any pitfalls, the most significant and complex of which are the large industrial areas that surround the otherwise vibrant neighborhood. Of particular concern is the northern gateway to the West Side at which the 85-acre former refinery site sits alongside other worrisome properties including an auto salvage and a cement plant.



The three-pronged goal of this project is to propel West Side neighborhood revitalization, improve the quality of life for its residents, and to remove any real or perceived barriers to private investment. With several projects and initiatives coalescing momentum in the West Side is at an all-time high. With this energy and each of these plans already in place, the EPA funded assessment effort is primed for immediate action and success.

We look forward to having you join us and our eager partners to launch this important project!

**Applicant Identification**

The proposed recipient of the EPA Assessment monies is the City of Laramie – P.O. Box C Laramie, WY 82073 (406 Iverson Ave, Laramie, WY 82070) DUNS: 783281892

**A. Funding Requested**

- i. Grant Type: Assessment
- ii. Assessment Grant Type: Community-Wide
- iii. Federal Funds Requested: \$300,000
- iv. Contamination: We are requesting \$200,000 for contaminated land assessment activities for Hazardous Substances and \$100,000 for Petroleum assessment to assist in future West Side revitalization and redevelopment efforts.

**B. Location:** Laramie, WY

**C. Site Specific:** This is a Community Wide application and does not include site-specific information.

**D. Project Contacts**

**Project Director**

Dave Derragon  
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**E. Population**

- i. 32,158 (Census 2015 Estimate).
- ii. The City of Laramie, WY is a municipal form of government.
- iii. Persistent poverty: We affirm that Albany County is not classified as a Persistent Poverty County.

**F. Regional Priorities Form/Other Factors Checklist:** Please see attached.

**G. Letter from the State or Tribal Environmental Authority:** Please see attached.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,



David Paulekas  
Mayor

Enclosure

**IV.C.3.1. Community Need (45 Total Points)****IV.C.3.1.a Target Area and Brownfields (15 points)****IV.C.3.1.a.i Community and Target Area Descriptions (5 points)**

The goal of the West Side project is to identify and address environmental impediments in a larger effort to revitalize Laramie's oldest neighborhood which sits at the geographic heart of the community. Environmental pollution is woven into the fabric and history of this otherwise vibrant neighborhood, which today, continues to be burdened with the community's largest concentration of suspected brownfield sites. Laramie's West Side was built alongside the transcontinental railroad in the 1800s and in the 1920s-50s, industrial developments grew on outer edges of the residential neighborhood. Today, the West Side boundaries are flanked to the north by two large brownfield sites, to the south by one of the region's largest delisted (but still active) superfund sites, to the east by the very railroad and a 100 acre railyard that created this neighborhood, and to the west by the flood-prone Laramie River. Dotted between these boundaries are a number of abandoned and active sites of concern including an estimated 235 acre former refinery site (of which 85 acres are owned by BP Amoco), a large auto salvage, a cement plant, and a gas station. The West Side neighborhood is also near and downwind of one of the nation's busiest transportation thoroughfares, Interstate 80, which is a major contributor to dust, exhaust and sound pollution from the south and west, with up to 20,000 vehicles/day passing by. While the 100+ year history and geographic extent of pollution in the West Side certainly affects livability in the area, another essential component of the neighborhood's narrative is that its residents have banded together with state and local partners to overcome substantial environmental concerns. For example, the former 140-acre superfund site known as the Baxter Tie Plant, which abuts the southern boundary of the West Side along the Laramie River, was cleaned up in the 1980s and 1990s. This massive effort included an innovative phytoremediation project which resulted in the planting of 1,500 trees and the beginning stages of the Laramie River Greenbelt trail system which runs through the West Side. More recently, the Laramie Rivers Conservation District and the City of Laramie partnered to use a \$330,535 Community Development Block Grant funds to launch the first phase of revitalizing a 5.6 acre industrial site, known as the Yttrium Plant/Midwest refinery, which sits at the northern gateway to the West Side. Volunteer Remediation funds awarded through the WY DEQ along with TBA funding and a \$200,000 Brownfield Clean up grant are being used to clean up the area. The third of this project, slated to launch in the mid-2017, is the WY Department of Transportation's construction of a multi-million dollar viaduct that will convey traffic through this former industrial site.

In its heyday, the West Side was a bustling neighborhood with grocery stores, churches, and an elementary school. But, according to the "Laramie's West Side Neighborhood Inventory of Historic Buildings" conducted in 2011 by UW faculty and graduate students, "...Mexican immigration occurred during the 1930s-40s, in part as a result of the Bracero Program, a government program that encouraged legal immigration from Mexico in order to bring in workers during World War II. Discrimination in housing and employment meant that Laramie's Hispanic population was unofficially segregated on the West Side. Many West Side residents suffered from prejudice against Hispanics, who were not welcome in restaurants, movie theaters, stores and other establishments east of the tracks". Today, the grocery stores and churches are gone and the West Side's original Hispanic population is aging. The neighborhood is now characterized by a repeating pattern of pockets of blight and swaths of success. Overall, private investment and property values have both lagged considerably behind other areas of the community even in spite of substantial public investments in the area. The City believes that overcoming environmental concerns in the neighborhood is essential for maximizing existing investments and encouraging new investments in the area.

The benefits of this project are not limited to the West Side, which not only sits across from a 100 acre railyard from Laramie's bustling and vibrant downtown district, but also serves as a gateway to Laramie's popular greenbelt which runs along the Laramie River that snakes through the West Side's western boundary. The West Side's proximity to

these cherished local assets provides a unique synergy and enormous opportunities. A brownfield assessment grant will therefore greatly help to catalyze environmental investments that will spur redevelopment of blighted areas within this culturally rich and geographically important neighborhood.

#### IV.C.3.1.a.ii. Demographic Information and Indicators of Need (5 points)

	<b>Target Community: (Census Tract 9629, Albany County, WY) Laramie's "West Side"</b>	<b>City/Town or County: Laramie</b>	<b>State: Wyoming</b>	<b>National: USA</b>
<b>Population</b>	1,609	32,228	587,142	308,745,538 <sup>1</sup>
<b>Unemployment</b>	2.4%	3.67%	3.69%	6.7% <sup>2</sup>
<b>Poverty Rate</b>	13.9% <sup>4</sup>	11.08% <sup>5</sup>	7.2% <sup>5</sup>	11.8% <sup>3</sup>
<b>Percent Minority</b>	17.9%	12.42%	10.49%	26.7% <sup>1</sup>
<b>Median Household Income</b>	\$33,428	\$45,692	\$59,076	\$51,371 <sup>3</sup>

<sup>1</sup>Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>

<sup>2</sup>Data is from the Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov)

<sup>3</sup>Data is from the 2010 American Community Survey and is available on American FactFinder at <http://factfinder2.census.gov/>

<sup>4</sup>Data is for 2008-2012, ACS Poverty Status, Census Tract 9629, Albany County, WY

<sup>5</sup>Data is for 2008-2012, from the ACS Poverty Status for Wyoming and Laramie

#### IV.C.3.1.a.iii. Brownfields and Their Impacts (5 points)

The West Side has perplexed municipal authorities and community developers for decades. This quaint and ideally located neighborhood, which has a strong corps of dedicated neighborhood advocates, possesses many of the ingredients for success, however, public investments and the sweat equity of dedicated volunteers have yielded comparatively marginal returns. With millions of public dollars invested in quality of life improvements (trails, parks, environmental cleanup, development of a community center, etc) in the West Side, it would seem that widespread renewal would naturally follow suit. And, because the neighborhood sits right between the Laramie's bustling downtown district and the trailhead to the popular greenbelt trail on the Laramie River, it would seem that the West Side would be a highly desirable location for development. In reality, property values and private investment in the West Side remain among the lowest in the community. The benefit of the lower property values is that young families and early career professionals have been able to affordably purchase "fixer uppers" in the neighborhood and those newcomers, along with longtime residents, have worked to improve not only their own homes but also to launch beautification projects throughout the area. The downside, however, is that there a number of aging properties and neglectful landlords who allow their properties to fall into disrepair. While municipal code enforcement can and does alleviate some of the most egregious neglect, it can only go so far to truly fix the problem. With an aging population, additional housing stock will come on the market over the next several years. This new housing stock presents opportunities for more young families and professionals to purchase homes and take root or, conversely, for dollar-driven landlords to reinforce the pattern of pocket blight plaguing the neighborhood.

The Baxter Tie Plant and the Yttrium Plant/Midwest Refinery projects have been incredibly successful site-specific improvements to the area, but the specter of numerous other polluted areas remain. For long-term systematic change to occur in the West Side, other sites in the area must also be addressed. With several projects and initiatives coalescing in the area- WY Dept. of Transportation's removal and rerouting of a viaduct which carries heavy loads and divides the neighborhood, successful downtown development projects, a newly adopted parks and recreation master plan which identifies parks developments in the West Side, and a public art plan which emphasizes the importance of the West Side, and city council goals to create a revitalization plan for the area, a citywide neighborhood improvement program, and to launch its first urban renewal program-momentum in the West

Side is at an all-time high. With this momentum and these plans in place, the EPA funded assessment effort is primed for immediate action and success.

#### **IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts (15 points)**

##### **IV.C.3.1.b.i. Welfare Impacts (5 points)**

Various data sources paint a grim picture of Laramie. The 2006-2010 Census, revealed that Albany County (in which Laramie is largest municipality) had the third lowest median household income in Wyoming. In addition, the poverty level in Laramie is 53.9% greater than the Wyoming average. With three institutions of higher education Laramie has a disproportionate number of enrolled students and residents under the age of 25. However, poverty in Laramie extends beyond this age demographic. An Annie E. Casey Foundation study completed in 2015, for example, reported that 23% of Albany County children and families are living in poverty, as compared 15% in the rest of the state. Poverty is especially acute in the West Side where poverty rates nearly double that of the statewide rates (13.9% vs. 7.2%). The majority of West Side school aged children attend Linford Elementary, which has a low-income rate of 55%, meanwhile a smaller minority of West Side children attend Slade Elementary which have a low-income rate of 52%. These schools rank as the first and second for the highest concentrations of low-income students. Laramie's only Head Start program recently relocated to the Lincoln Community Center in the West Side. The Lincoln Community Center was selected because the vast majority of its students and families reside in the West Side. As a federally subsidized program, Head Start maintains detailed records about their families. Unsurprisingly, his data reveals concerns like other lack of insurance, households of single parents, and insecurity in employment, housing, and food.

The good news is that the Laramie Police Department reports no notable crime patterns in the West Side that differ from any other parts of Laramie, which already has a comparatively low crime rate. This means that while many West Side residents face significant struggles related to poverty, safety related to crime is not a great concern. Low crime rates in the West Side is not surprising, given the enormous amount of volunteerism and neighborhood pride throughout the West Side. This is an important considerations because, combined with other neighborhood and community strengths, low crime rates also indicate that revival of the West Side is less costly and less complex than areas of high crime.

##### **IV.C.3.1.b.ii. Cumulative Environmental Issues (5 points)**

There are a number of factors that can affect the future of any given neighborhood, but for the West Side, the history of environmental pollution and seasonal flooding of the Laramie River are believed to be the most significant roadblocks to success. The city is working with FEMA on flooding concerns, and this brownfield application presents an important opportunity to address environmental concerns. Alongside this effort, the City wants to assure that storm water run-off does not negatively impact the quality of the Laramie River. The Brownfields program then serves as an opportunity to not only holistically understand environmental concerns impacting the neighborhood, but also explore green infrastructure and filtration systems to support water quality.

Polluted industrial sites not only encircle the neighborhood, but are also dotted throughout its boundaries. At its northern boundary, there is a large former refinery site, of which 85 acres are owned by BP Amoco, which sits in between the Midwest Refinery Site. At this same gateway is a five to 10 acre auto salvage site which has collected cars and machinery for generations, a cement plant for a construction firm, and a diesel mechanic. A 100 acre Union Pacific railyard sits at the area's southern boundary. The Laramie River snakes through its western boundary. A truck stop and (former) dormitories for an automotive college operate on the other side of the river and both truck stop patrons and previous dormitory residents have been known to not only litter along the river, but also repair cars and semis within a dormitory parking lot abutting the river bank. A 100 year old lumberyard, which serves as the headquarters to Laramie's oldest family-owned construction companies operates on its southern boundary, just a few blocks west of the Baxter Tie Plant. A gas station specializing in contractor and company fuel accounts for fleet vehicles sits in the center of the neighborhood adjacent to the Laramie River. Vacant lots and abandoned buildings,

which are strewn about the neighborhood, have in some cases become dumping grounds for unwanted items like lumber and furniture. Combined, these areas of concern not only cast pall over the entire area but also diminish returns on public investments and discourage private investment.

#### **IV.C.3.1.b.iii. Cumulative Public Health Impacts (5 points)**

The 140-acre Baxter Tie Plant operated on an intermittent basis between 1886 and 1983. At this site, railroad ties were soaked in creosote, pentachlorophenol and oil, a concoction which kept railroad ties from rotting. By the time the plant closed, it was estimated to be leaking more than 14,000 gallons of pentachlorophenol, benzene, naphthalene, toluene, and phenol to contaminate the shallow groundwater beneath the site and has impacted the scenic Laramie River which meanders through the West Side community.

Dr. Harold Bergman, an environmental physiologist and toxicologist at the University of Wyoming, reported to the *Casper Star Tribune* (Wyoming's only statewide newspaper), one of his graduate students inserted a Teflon tube through the ice of the frozen Laramie River into the underlying mud sampling groundwater beneath. According to Bergman, the student "...struck oil, and then walked the river and there were blebs of creosote and oil bubbling to the top..." The student eventually found that each time the Laramie River flooded in the spring, "the groundwater table rose forcing the oily mess into the river". After frustrated neighbors voiced their concerns, the EPA designated the site as a superfund. Following an ambitious \$200 million clean-up process a greenbelt trail and a small urban forest now sits on the site. The greenbelt trail has been one of the most transformative community projects in the past two decades, benefitting not only the West Side, but also the entire community. While this has been an incredible success, high background PAHs in the area exceed residential standards. In addition to this project, the City of Laramie is working with the DEQ on characterizing the extent of contamination by a variety of organic solvents in a 65-acre area including the downtown area. The West Side is hydrologically connected and upgradient of study area.

With a poverty rate of 13%, and minority rate of 17%, the 1,609 residents of the West Side are not only more vulnerable to the effect of this environmental legacy, but are also exposed to a disproportionately higher number of potentially polluted industrial sites. A study completed by the Mayo Clinic, (<https://www.sciencedaily.com/releases/2010/05/100506141634.htm>), for example, measuring 3,970 people found asthma to be 40 to 70 percent more prevalent in children who lived near a railroad intersection. The pollution caused by the diesel engines permeate the air around the tracks and the homes in the nearby area. The study found that children who lived in census tracts facing the intersection with major highways or railways had about 40 to 70 percent increased risk of developing childhood asthma. With lower insurance coverage and income levels, asthma can have a bigger effect on lower income residents. Given the high poverty rates in the area, the environmental justice concerns are particularly acute especially acute when paired with other risk factors that are borne from poverty. Pollution compounds these problems in a variety of direct and subtle ways. Food insecurity can be addressed, for example, by home gardening, which is a priority project for the West Side League of Neighbors. However, the Laramie Rivers Conservation District suggests that all local gardens (both inside and outside of the West Side) be planted above ground (in raised beds) because soils samples reveals lingering PAH and metals contamination from coal burning. Given its industrial legacy, toxins in soils may be elevated in the West Side.

#### **IV.C.3.1.c. Financial Need (15 total points)**

##### **IV.C.3.1.c.i. Economic Conditions (5 Points)**

A number of combined factors make Laramie among the most budget-challenged communities in Wyoming. Laramie does not benefit from the revenue generated by the energy industry, which during boom cycles, are enjoyed by other Wyoming communities. Local sales taxes are also slim both because the community does not have a large retail sector. Property tax collections are also low because the community's largest industry, property owner, and employer is the University of Wyoming, which is tax-exempt. Given all of these revenue shortcomings, the City operates on a shoestring budget and is faced with making difficult budgetary choices. In 2008, the City's budget

neared \$32 million, but by 2014, it sat at around \$25 million which triggered across-the-board budget reductions and furloughs of employees. Just as municipal revenues began to stabilize, they dropped sharply in 2016 with the statewide economic crisis resulting from a historic decline the energy sector revenues on which it depends. As a result the plunge in energy income, state-shared revenues to local governments was reduced by 43% in 2016, and a large program that helped fund capital improvement projects like streets and drainage was completely eliminated. This is the most significant decrease in State funding in more than fifteen years. Compounding this decline is the fact that revenues from sales tax, which constitute the second largest source of funding for municipal infrastructure and services (after State-shared funding) have not increased in a decade. Deep cuts from the state paired with this prolonged flattening of sales tax revenues has required the city to reduce employee benefits and decrease its already slim workforce by an additional 6.5%, which totals 14 additional full time positions. Recent State forecasts for the upcoming biennium continue to show an unfavorable revenue outlook and, because Wyoming municipalities are heavily reliant upon State-shared funding by design, the City of Laramie's budget outlook continues to be highly uncertain. Given all of these forces, the City's ability to fund basic municipal services is dwindling thereby making non-essential but enormously important projects, such as West Side revitalization, impossible without grant funding.

#### **IV.C.3.1.c.ii. Economic Effects of Brownfields (10 Points)**

A notable barrier to Laramie's economic success is the costly remediation of former industrial sites within the community, of which the majority are located in the West Side. With a population of 32,228 residents, Laramie is plagued with a disproportionate number of current and delisted CERCLA sites. Laramie's eleven CERCLA sites exceed most metro area averages on a per-capita basis. While many of these CERCLA sites have been delisted, their presence continues to cast a pall over Laramie. The superfund site known as the Baxter Tie Plant for example, allowed pentachlorophenol, benzene, naphthalene, toluene, and phenol to contaminate the shallow groundwater beneath the site and has impacted the scenic Laramie River which meanders through the West Side community. This site has been delisted, but still subject to monitoring. The City of Laramie has taken on other smaller-scale although costly remediation projects as well. Right now, for example, the City of Laramie is working with Wyoming DEQ on characterizing the extent of contamination by a variety of organic solvents in a 65-acre area, including the downtown area. This study area is hydrologically connected and up-gradient of the West Side neighborhood.

In the West Side neighborhood, which is home to some of Laramie's most financially vulnerable residents and largest minority population, is exposed to environmental health risks. Compounding the health concerns are the adverse impacts on potential economic development in the area. The brownfield assessment described in this proposal takes on the most acutely contaminated sites and comprehensively addresses the environmental cleanup issues on that site. There is no better way to start tackling the bigger picture problems in a neighborhood, than starting at ground-zero.

#### **IV.C.3.2. Project Description and Feasibility of Success (55 Total Points)**

##### **V.C.3.2.a Project Description, Timing and Site Selection (30 points)**

##### **IV.C.3.2.a.i Project Description and Alignment with Revitalization Plans (17 points)**

For over a decade, the City of Laramie has worked with West Laramie residents and stakeholders as well as other local, state, and federal agencies to revitalize this valuable neighborhood. In this time, millions of public dollars via local, state, and federal sources and countless staff hours have been invested in important public improvements and amenities like the development of the greenbelt, transformation of a derelict school building to serve as gathering place known as the "Lincoln Community Center", restoration of the Laramie River, flood mitigation, and the demolition of an abandoned refinery that was both an eyesore and a hazard. Additionally, area residents have rolled up their sleeves and invested sweat equity in each of these projects and more! The Lincoln Community Center board, for example, originally formed to call for the revitalization of this otherwise neglected building and today remains a gathering place and asset to the entire community. For its part, the West Side League of Neighbors has

rallied volunteers to initiate various beautification projects, including a decorative garden planted at the base of Garfield Street Footbridge, which connects the West Side to the downtown over the railyard. Academics and amateur historians are equally intrigued by the West Side and have worked closely with residents to collect oral histories and publish guides for guides for walking tours. Yet, in spite of these substantial investments and the enormous amount of energy and pride, the neighborhood continues to face challenges, including but not limited to an industrial legacy, aging houses, lagging property values, etc.

At the beginning of each calendar year, the Laramie City Council has sets (or renews) annual goals and priorities for the upcoming year. In 2016 three key goals were identified that will (or could) directly impact the West Side: 1) designate its northern gateway to the West Side as a critical beautification and walkability corridor for, 2) launch a neighborhood Improvement Program, and 3) pursue its first urban renewal program. Each of these goals are timely because the WY Department of Transportation is in its beginning stages of a large construction project which will remove and existing viaduct in the center of the neighborhood and move it to its northern gateway. (The historic Garfield Street Footbridge, which connects the West Side to the downtown area, will remain intact). This rerouting presents enormous opportunities and potential challenges. One the one hand, the removal of the bridge will make the neighborhood more bikable and walkable by removing a barrier to the north and south side of the neighborhood, but on the other hand, the bridge relocation will increase traffic loads to another parts of the neighborhood and might deter private investment because of increased drive times. Rerouted traffic will now be conveyed through the most industrial parts of the neighborhood, which may inadvertently sway the perception of new travelers, but the reroute may also spur development due to increased traffic and visibility. The City's goals are therefore to maximize the benefits of this rerouting and mitigate any potential challenges with this this project. In order for these goals for revitalization to be successful, the West Side's brownfield legacy must be also be addressed.

In addition to annual council goals, improvements to the West Side have been noted in every pertinent community development plans, including but not limited to: Laramie Comprehensive Plan (2007), Downtown Laramie Development Plan (2012), Laramie Housing Study and Action Plan (2015), Laramie Public Art Plan (2016), Laramie Parks and Recreation Master Plan (2016), underscored the important connectivity between the downtown and the West Side. The Public Art Plan, for example, notes *"Although separated by the railroad, there are many reasons to plan for connections between these two neighborhoods. Residents of and visitors to Downtown cross the bridge to access the Greenbelt and Optimist Park, and enjoy Laramie's oldest neighborhood. Residents of and visitors to the West Side cross the bridge to access the Downtown for business, shopping, dining, and entertainment. Now is the time to diversify the arts experience in Downtown Laramie and initiate public art projects on the West Side."* The Housing Study and Action Plan (2015) advocated for concentrating rehabilitation and redevelopment efforts in the West Side, and the Parks and Recreation Master Plan identifies the 85 acre BP Amoco-owned brownfield as an ideal location for new park space and soccer fields.

Beyond planning, various public bodies working alongside non-profit partners and committed volunteers have worked for over a decade to tack meaningful action to address significant environmental issues and quality of life concerns affecting Laramie's West Side. These projects include, but are not limited to:

- Delisting of the superfund site abutting the southern boundary to the West Side through an innovative bioremediation project
- Creation of the greenbelt trail system
- Remodeling a derelict school building and creation of the Lincoln Community Center
- Restoration of the Laramie River
- Refurbishment of the Garfield Street Footbridge
- Demolition and remediation of a former refinery site

While each of these projects have made a meaningful impact on the quality, character, and health of the West Side neighborhood the West Side (especially its northern gateway) continues to be plagued by a disproportionate number

of brownfields sites which have somewhat diminished the return on these numerous investments. The purpose of this assessment grant is therefor to get at the heart of the problem and to develop an action-ready roadmap for near term renewal and long term benefit.

#### **IV.C.3.2.a.ii Timing and Implementation (13 points)**

The City of Laramie has established a streamlined process to assure successful completion of this project within three years.

Contractor procurement: Should our application be awarded, the City will undertake a competitive contractor procurement process, fully compliant with the requirements of 40 CFR 31.36. Our extensive knowledge of brownfield sites located in the West Side redevelopment area will allow us to begin assessment and implementation tasks immediately upon execution of the Cooperative Agreement (CA). Our qualified environmental professional (QEP) will be used as a technical resource before the CA is finalized to help us establish the CA work plan, create a Quality Assurance Project Plan (QAPP) for use on this project, develop site eligibility determination (SED) requests for known priority sites, initiate site access negotiations, and support ongoing community outreach activities. To ensure project goals are met, the City will document, track, and evaluate outputs and outcomes on a continual basis. Progress will be reported via quarterly EPA progress reports and ACRES updates.

Site Selection Process: To identify sites with near-term redevelopment potential, eliminate threats to human health and the environment, and contribute to community revitalization and economic development goals, Laramie will complete a comprehensive brownfield inventory within the West Side target area. Accordingly, we will incorporate market analysis, perform site reuse option analyses, and apply real estate strategy to prioritize opportunities and help focus assessment dollars on the most feasible sites/redevelopment areas.

Our inventory will include outreach to neighborhood members, real estate/development community; meetings with site owners, businesses, and other stakeholders; and review of Wyoming Department of Environmental Quality (WYDEQ) records and databases to identify sites with previously documented, suspected, or potential impacts. We will also examine historic resources such as Sanborn maps, city directories, aerial photographs, to identify additional potential impacted sites. The success of our brownfields initiative will not only be measured by the number of brownfield sites prioritized or assessed, but also by how well we can diminish or eliminate the environmental impacts caused by brownfield sites.

(c) Obtaining and Securing Site Access. We will consider landowner willingness and access issues when prioritizing privately owned sites. Our partners have extensive experience working with local property owners to provide a personal introduction of the project team to help answer any questions. We will work with EPA to ensure that all selected assessment sites are eligible.

#### **IV.C.3.2.b. Task Descriptions and Budget Table (20 Points)**

##### **IV.C.3.2.b.i Task Descriptions (15 points)**

##### **Task 1 – Site Inventory, Selection and Planning (\$31,500 Grant-Funded Activities+ \$4,000 Voluntary Match):**

Task 1 presents an opportunity to engage City residents in a comprehensive site identification and evaluation process. Data gathered during the inventory will be integrated with existing City databases. The inventory will become a long-term planning tool which can be used to better understand economic and health impacts associated with brownfield sites, identify potential issues during infrastructure improvement projects, and support various other local initiatives. Our City staff and qualified environmental contractor will perform the following inventory activities as part of this task: (1) Conduct tours/windshield surveys of priority focus areas to identify potential petroleum and hazardous substance brownfield sites and verify current conditions; (2) review City's municipal records relevant to identification of brownfields (including occupancy, permits, tax delinquency status, crime violations and police responses, etc.); (3) review historical Sanborn Maps and other historical resources to identify past manufacturing facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic environmental impacts;

(4) survey local developers, real estate industry representatives, and other stakeholders for information on vacant and underutilized commercial/industrial properties; and (5) review City, County and State Health Department records to verify that all sites with known/suspected impacts or threats to public health are included in the prioritization process. The budget (for each hazardous substance/petroleum inventory) includes City personnel costs of \$2,000 (50 hours at an average of \$40/hr) to assist with inventory and prioritization tasks. The budget (for each grant) includes contractual services of \$31,500 (300 hours at an average of \$100/hr) to perform property inspections, conduct records review, and assist with prioritization. Task deliverables include a brownfield inventory report and GIS overlay of brownfield sites over current aerial photographs. City voluntary match is approximately \$2,000 (50 hours at \$40/hr) per assessment and petroleum grant for inventory assistance.

**Task 2 – Site Assessment (\$213,000 Grant Funded Activities + \$4,000 Voluntary Match):** Under direction of the City, our qualified environmental professional (QEP) will complete an estimated 12 Phase I ESAs at up to nine high priority petroleum and 6 hazardous substance brownfield sites within the target area and throughout the County and City Communities. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I ESA Process. The QEP will complete Phase I ESAs, including SEDs and ACRES updates, at an average cost of \$5,000 (total cost of \$30,000/grant). Task deliverables include numerous SEDs, ACRES reporting, ESA Reports, project website maintenance. City voluntary match is estimated at \$2,000 (50 hours at \$40/hr) per each of the grants for City personnel to assist with data acquisition and report review and distribution.

The environmental consultant will perform the following activities: (1) preparation of a comprehensive QAPP [estimated cost of \$10,000 (\$5,000/grant)]; (2) completion of Phase II ESAs at 1 priority petroleum site (\$12,000) and 2 hazardous substance sites [average cost of \$20,000 (\$40,000)]; (3) completion of supplemental Phase II ESAs at 1 petroleum and 1 hazardous substance sites [average cost of \$22,500 (\$22,500/grant)]; (4) preparation of Remedial Action Plans at one petroleum and two hazardous substance sites [average cost of \$5,000 (\$15,000)]; and (5) planning activities for one focus area at a cost of (\$15,000). Phase II ESA costs include site-specific sampling and analysis plans and health and safety plans. The budget (for each grant) includes City personnel costs of \$2,000 (50 hours at \$40/hr) to assist with data acquisition and report review and distribution. Task deliverables include QAPP, SAPs/HASPs, ESAs, RAPs, etc. City voluntary match is approximated at \$2,000 (50 hours at \$40/hr) per grant.

**Task 3 – Programmatic Costs (\$24,000 Grant-Funded Activities + \$3,000 Voluntary Match):** The budget includes \$3,000 for two City staff to attend two 3-day national/regional brownfield conferences. Estimated travel costs include airfare (\$500/person/conference = \$1,000) and hotel, meal and incidental costs (\$200/person/day/conference \$2,000). In addition, \$21,000 is budgeted for contractual costs for reporting and other eligible activities to support tasks outlined above. Task deliverables include quarterly reports, ACRES updates, DBE Reports, financial reports, project closeout report. Voluntary match is estimated at \$3,000 (75 hours at 40/hr) for staff time to assist with eligible grant management and reporting activities. A majority of programmatic costs will be outsourced to an experienced consultant retained by the City.

**Task 4 – Remediation Planning (ABCA) (\$16,500 Grant Funded Activities + \$2,500 Voluntary Match):** This task includes preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plans (RAPs) to address individual site contamination identified in the previous tasks. The plans will follow guidelines issued by the Wyoming Department of Environmental Quality (WDEQ) under Remedy Selection and Implementation for sites within the Voluntary Remediation Program (VRP). These plans will actively incorporate projected development plans and long-term goals for the properties. Costs assigned to this task assume that 2 hazardous substances sites and one petroleum site will require preparation of these plans at a cost of approximately \$5,500 per site for an estimated cost of \$16,500. The City estimates that it will require approximately \$2,500 of “In-Kind” staff time (primarily public notification activities and staff planning time) to assist in the remedial planning

process. Task deliverables include future brownfield site renderings, visioning sessions, ABCAs, and RAPs for redevelopment and reuse of brownfield sites in Laramie, WY.

**Task 5 – Community Outreach (\$15,000 Grant-Funded Activities + \$2,000 Voluntary Match):** This task includes: (1) coordinating and conducting at least three meetings with stakeholders [including formation of a Brownfields Advisory Committee (BAC)]; (2) implementing meaningful public input into the grant processes; (3) preparing and publishing public notices; (4) preparing meeting materials and presentations; and (5) preparing and distributing brochures and other public information materials. The community outreach budget includes \$15,000 for the City's QEP to facilitate community outreach meetings, produce project informational materials, and assist the City with site-specific outreach. The budget includes City personnel voluntary matching costs of \$2,000 (50 hours at \$40/hr) to assist with community outreach activities. Task deliverables include a public involvement plan, project website, fact sheets, meeting informational materials and minutes. In addition, as summarized in the letters of support provided in Attachments C and D, community-based organizations and agency partners have pledged additional in-kind (labor) contributions to assist with research, outreach and participation on the BAC.

#### IV.C.3.2.b.ii. Budget Table (5 Points)

Task Description	Task 1 Inventory Planning	Task 2 Environ. Site Assess.	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel – H			\$1,500			\$1,500
Travel – P			\$1,500			\$1,500
Contractual * – H	\$18,000	\$157,000	\$8,000	\$11,000	\$5,500	\$200,000
Contractual * – P	\$13,500	\$56,000	\$13,000	\$5,500	\$9,500	\$97,000
<b>Total Budget</b>	<b>\$31,500</b>	<b>\$213,000</b>	<b>\$24,000</b>	<b>\$16,500</b>	<b>\$15,000</b>	<b>\$300,000</b>

#### IV.C.3.2.c. Ability to Leverage (5 Points)

Due to the diversity of benefits associated with this project –environmental, economic, safety, quality of life, etc. – there are numerous opportunities from state, federal, and private sources to leverage additional funds. Obtaining Brownfield funding is a critical step toward that goal. Assessment funding will allow for the completion of initial steps in this process and include cost coverage for such crucial elements as public outreach, site selection, and site assessments to identify properties that would need to undergo remediation prior to redevelopment.

Laramie has a strong track record for leveraging funds for a wide variety of local projects ranging from public arts to critical infrastructure. Since 2010, the City has received over \$51 million in grants for which it has invested \$17 million in cash and in-kind. One of the grassroots examples of leveraging constituents and funds is the Laramie River Restoration Project which has raised over \$1 million from the Beautification Committee, Laramie Rivers Conservation District, City of Laramie, Albany County US Fish and Wildlife, WY Game & Fish, WY DEQ, British Petroleum, and the Wyoming Natural Resource Trust.

The City was similarly successful in leveraging resources to support the development of a strategic public arts plan for the community. This plan was initially intended to be funded exclusively by an 'Our Town' grant from the NEA with a small portion of City funds used as the match. The NEA request was successful, however, due in large part to national competition for funding, the City's award was half of its original request. As a result, the City quickly secured additional funds from the WY Dept. of State Parks and Cultural Resources, the WY Arts Council, and in-kind contributions of expertise and materials from the UW Art Museum and Laramie Main Street Alliance to bring the project back to full funding.

For this project, the City can leverage its own resources-staff time, economic development revolving loan fund, etc-to match or encourage additional public and private funding sources. Likely state funding sources include the Department of State Parks and Cultural Resources, Arts Council, Department of Environmental Quality, Business

Council, and the Department of Transportation. Private sources may include the Guthrie Family Foundation, First Interstate Bank Foundation, Bike Belong and the Union Pacific Foundation. In the past five years, Wyoming Business Council has already invested over \$4 million in state and federal pass-through funds in the West Side. Most recently, \$330,000 Community Development Block Grant funds awarded through Wyoming Business Council were used to demolish a portion of the Midwest Refinery. Since 2010, a total of \$240,000 in Transportation Alternatives Program (formerly TEAL) awarded through the Wyoming Department of Transportation has been invested in the West Side. The city will work with the DEQ to help property owners to successfully navigate the Voluntary Remediation Program enrollment process.

#### **IV.C.3.3. Community Engagement and Partnerships (35 Total Points)**

##### **IV.C.3.3.a. Engaging the Community (15 total points)**

###### **IV.C.3.3.a.i. Community Involvement Plan (10 Points)**

The City of Laramie regards community engagement and involvement as essential components to any public improvement projects. Successful revitalization in particular is not something that can be *done to* a neighborhood; instead, it must be *done with* its residents. To that end, this project is positioned for success because the West Side residents are, by far, the most engaged and active residents in Laramie. The West Side is in fact the only neighborhood in Laramie with an organized league of neighbors. The West Side League of Neighbors serves as the eyes, ears, voice and labor force for preservation and improvement in this vibrant neighborhood. Working with state, local, and county governments, the West Side League of Neighbors has been both a leader and partner in impactful projects of every size. And, working on its own, has launched ambitious beautification efforts that have transformed parts of the neighborhood.

For this project, anticipated outreach efforts include walking tours, community forums, design charrettes, and block parties all designed to encourage participation from as many residents as possible. The City of Laramie will coordinate outreach and advertising efforts with key stakeholders and partners-West Side League of Neighbors, Lincoln Community Center, Main Street, etc- and advertise public engagement opportunities through direct mailings, new paper articles, radio advertising (including Spanish Radio), and social media outlets (Facebook, Twitter, etc) to assure the broadest range of community participation.

The City of Laramie and the West Side League of Neighbors have agreed that a league member or designee will participate in the selection process for a consulting firm if this grant is awarded and a league member or designee will serve on any committees, etc resulting from this effort. This agreement was codified by the Laramie City Council on December 20, 2016. With this strong partner already “at the table”, the City of Laramie will develop an outreach strategy to tap into the expertise and experience of other stakeholders to assure outreach to a broad constituency. Proposed outreach efforts will include notifying the community via traditional media channels including websites, social and print media, and mailings. Beyond information sharing, the goal of the outreach is to engage and educate residents about the issues that may hinder or diminish existing and continued revitalization in order to develop locally sourced solutions.

Working with the West Side League of Neighbors and the Albany County Historic Preservation Board, City staff will organize walking tours of the neighborhood to get a firsthand view of potential brownfield redevelopment sites and to help in prioritization of those sites. In addition to walking tours, the City will work with partners plan and host a block-party style kick-off meetings designed to reengage previous participants and to introduce new players into the discussion. These engagement activities and subsequent community forums will offer exercises and resources to generate enthusiasm and buy-in for revitalization efforts. The public will be updated continually through website updates and direct outreach to constituent groups. Visuals and renderings of potential redevelopment sites will help to draw interest in the project will make potential outcomes more tangible. City staff are also actively involved in the local community and will present progress reports and project to partner organizations.

#### **IV.C.3.3.b Partnerships with Government Agencies (9 Points)**

##### **IV.C.3.3.b.i. Local/State/Tribal Environmental Authority (5 Points)**

Laramie's West Side is a testament to the strength of the City's partnership with other government agencies. Remediation of the Baxter Tie Plant included EPA, DEQ, the Union Pacific Railroad and local partners and launched the beginning phases of the City's expansive greenbelt trail system which has been funded in large part by multiple grants from the Wyoming Department of Transportation using funding from the FHWA. The revitalized Lincoln Community Center was funded in large part grant awards to Albany County government in excess of \$1 million. And, most recently and pertinently, Community Development Block Grant funds allocated to the Wyoming Business Council and sub-granted to the City, launched the demolition of a former refinery site in the West Side that had been acquired by the Laramie Rivers Conservation District, which in turn, used DEQ and a \$200,000 EPA Brownfield cleanup award to remove all contaminated soil. The city will work with the DEQ to help property owners to successfully navigate the Voluntary Remediation Program enrollment process.

##### **IV.C.3.3.b.ii Other Governmental Partnerships (4 Points)**

The State of Wyoming (DEQ, Department of Transportation, Wyoming Business Council, and State Parks and Cultural Resource) have all been partners in major improvement projects in the West Side. Moving forward, these agencies will continue to play a key role in continued revitalization projects. On the federal level, the HUD, EPA and FHTA funds have all been invested in West Side projects. FEMA is the newest partner in West Side improvement through flood mitigation efforts along the Laramie River. We see the West Side as being a great opportunity to advance the HUD-EPA-DOT Sustainable Partnership by uplifting this neighborhood through improvements to housing, environment, and transportation.

Lastly, the City will partner with the Laramie Rivers Conservation District, which is a local leader in environmental initiatives and projects in throughout the area and particularly the West Side. Not only did the Laramie Rivers Conservation District orchestrate the Laramie River Restoration project, it led the charge to remediate the Midwest Refinery. Through years of collaboration and especially through co-management of the Community Development Block Grant funded demolition of refinery buildings, the city staff and the Laramie Rivers Conservation District have developed a strong working relationship. For this project, the Laramie Rivers Conservation District will serve in an advisory capacity to assist City staff and consultants in gaining an understanding of the environmental history any concerns impacting the area.

##### **IV.C.3.3.a.ii. Communicating Progress (5 Points)**

Progress will be communicated through multiple venues, including website and social media updates, press releases, in-person meetings, monthly ward meetings, etc.

#### **IV.C.3.3.c. Partnerships with Community Organizations (9 Points)**

##### **IV.C.3.3.c.i. Community Organization Description and Role (5 Points)**

**Laramie Main Street Alliance:** Laramie's nationally recognized Main Street program sits to the east across the railyard from the West Side. The Main Street program recognizes that there's a lot more synergy between the West Side and the downtown area that could be maximized to for the benefit of both areas. As a result, the Laramie Main Street Alliance will participate in the community engagement process and will work with the City and other partners to move any planning outcomes into action.

**Laramie's West Side League of Neighbors:** The West Side League of Neighbors formed in 2012 in response to WYDOT's plans to rebuild the main highway artery through the neighborhood. Through a grass roots effort of its members, the League persuaded the FHWA and the WYDOT to reroute their original plan for a new viaduct to assure that as few residents as possible were impacted. The League has conveyed its interest in participating in

the project by requesting a league member or designee will participate in the selection process for a consulting firm if this grant and that a league member or designee will serve on any committees, etc resulting from this effort. The Laramie City Council agreed to the League's request on December 20, 2016.

**Lincoln Community Center:** Another neighborhood group on the West Side who joined together to turn a run-down schoolhouse into a vibrant community center and home to Laramie Head Start. The City will coordinate with the Lincoln Community Center to use this high-profile community gathering place will be one of the main physical location for posting notices, disseminating information and holding meetings.

**Albany County Historic Preservation Board:** The ACHPB was created to protect and enhance the county's historical, archaeological and cultural heritage. It has published a walking tour guide of the West Side, [http://visitolaramie.org/wp-content/uploads/2013/03/WestSideStories\\_Tour.pdf](http://visitolaramie.org/wp-content/uploads/2013/03/WestSideStories_Tour.pdf). For this project, the board will assist City staff and consultants in understanding the history of the area.

#### **IV.C.3.3.c.ii. Letters of Commitment (4 Points)**

Attached. (Note: *A letter from the West Side League of Neighbors is not included, however, the city has met with the League and at the League's request, the Laramie City Council passed a motion during its December 20<sup>th</sup> meeting, to assure that the League will have a member on the selection for a consulting firm for this project and a member will serve on any subsequent committees resulting from this project*)

#### **IV.C.3.3.d. Partnerships with Workforce Development Programs (2 points)**

The City of Laramie has strong partnerships with the University of Wyoming and this project builds on that partnership by offering opportunities for students for multiple disciplines, ranging from Urban Planning to Art History or from Environmental Engineering to American Studies, to have meaningful hands-on learning experiences. If this grant is awarded, the City will reach out to the University Administration and to relevant departments to identify and develop learning opportunities.

#### **IV.C.3.4. Project Benefits (25 Total Points)**

**IV.C.3.4.a. Welfare, Environmental, and Public Health Benefits (13 points)** Much of the West Side neighborhood lies within the 100-year floodplain of the Laramie River, which can swell to 50 times its base flow discharge during spring snow melt and has flooded out many residences as recently as 2010. The West Side neighborhood is also near and downwind of one of the nation's busiest transportation thoroughfares, Interstate 80, which is a major contributor to dust, exhaust and sound pollution from the south and west, with up to 20,000 vehicles/day passing by. To the east of the neighborhood is a very busy industrial railyard and rail service hub, with 75 to 100 trains/day, 7 days/week. A former superfund site, known as the Baxter Tie Plant, abuts the southern boundary of the West Side while a mid-remediation brownfield, known as Yttrium Plant/Midwest Refinery, sits at its northern gateway. The City received a Community Development Block grant to demolish former buildings on the site, and West Side's strongest environmental ally, the Laramie Rivers Conservation District, has used EPA funds have propel significant improvements. Remaining across the street from this site, however, is large refinery site. This remaining site, which abuts the Laramie River, has plagued the neighborhood and perplexed the City and its partners with cleanup/land donations negotiations starting and stopping intermittently over the past several decades. While this larger adjacent brownfield site, which is owned by BP Amoco, continues to be a frustration, success on the Yttrium Plant/Midwest Refinery Brownfield cleanup project has offered renewed optimism for cleanup and rejuvenation of the area. The City's recently adopted Parks and Recreation Master Plan in fact identifies this site as a prime location for park space. Known and assumed contaminants on properties in other parts of the West Side include petroleum hydrocarbons, SVOCs, PAHs associated with the Baxter Tie Plant, for example, continues to have high background PAHs in soils. Other potential contaminants through the industrial section of the West Side may include metals, PAHs and asbestos and lead-based paint in existing structures. Through this

proposed project, the City hopes build on the success on of the Yttrium Plant/Midwest Refinery to gain a more thorough understanding and an action-ready prioritization of environmental hazards potentially affecting the West Side residents in particular and to the public in general. In turn, these funds will be used to catalyze public and private investments that will help the West Side to flourish.

#### **IV.C.3.4.b. Economic and Community Benefits (12 points)**

Laramie is a small town in the Rocky Mountain West located along the I-80 corridor a short drive from many of Colorado's major cities. At an elevation of 7,220' and with 300 days of sunshine, residents enjoy year-round outdoor recreation. In the summer, cars are packed with camping gear. In the fall, trucks tote hunting supplies and in the winter, skis reign. As WY's unofficial cycling capital, bikes don car racks and fill streets all year in spite of seemingly prohibitive weather, and as home to the state's only university the University of WY, residents enjoy amenities that more typical of urban areas. At first glance Laramie appears to be an idyllic college town, but it is actually among the most cash-strapped towns in WY. With a poverty rate that is 53.9% higher than WY averages, Laramie residents face similar if not greater challenges in the face of limited employment opportunities. Laramie's precarious financial standing was served another blow with a steep reduction in state funding resulting from a historic plunge in energy revenues. Recognizing Laramie's best opportunity to grow its economy hinges largely on capitalizing its intellectual resources the City and the UW, along with our state and local economic development partners, embarked on an aggressive strategy to halt the flight of highly qualified graduates from leaving Laramie in search of healthier economies. Nearly 10 years into this effort, Laramie now boasts of nearly 70 local tech companies (as compared to just nine in 1994) and is now solidly positioned as the frontrunner in growing the state's tech sector.

One of the final frontiers for Laramie's economic revival is the renewal of the West Side, which is an incredible community asset which has a lot of the key indicators of success- it has a rich history, it's walkable and it's in a prime location, it has a low crime rate, committed neighbor advocates, a greenbelt and a vibrant community center. For these reasons, millions of public dollars have already been invested in the West Side. Moreover, every relevant community development plan has cited the need for continued improvements to the West Side. The Parks and Rec Masterplan, for example, identified the 85 acre BP Amoco brownfield as a prime location for parks space and soccer fields. The Public Art plan encourages "artists of all disciplines collaborate with the West Side to connect the community to Downtown and enhance the experience of entering and exploring the community from the footbridge". Meanwhile, the Housing Study and Master Plan urges redevelopment of West Side housing.

None of the plans can be propelled into meaningful action if 1) seasonal flooding of the Laramie River, and 2) pollution borne from the area's industrial legacy is not addressed. The City of Laramie is working with FEMA on flood mitigation, which leaves the brownfield program as an important missing link to prioritize additional public improvements and especially to catalyze private investments to help the West Side to flourish. We hope to use this assessment to build on the West Side's numerous strengths and to overcome any identified weaknesses. The end result of this effort will be reduced poverty, improved housing, increased private investment and an overall elevation of the quality of life in this historic neighborhood.

#### **IV.C.3.5. Programmatic Capability and Past Performance (40 Total Points)**

##### **IV.C.3.5.a. Audit Findings (2 Points)**

The City of Laramie has no significant or adverse audit findings or financial penalties with any state or federal loan or grant. EPA Brownfields Assessment Grant funds will be used in accordance with all requirements and conditions set forth by the EPA. In compliance with federal guidelines, the City will retain consultants to assist in the management of specific aspects of grant in the event of staff changes, etc.

##### **IV.C.3.5.b. Programmatic Capability (23 Points)**

City has successfully managed numerous grants in accordance with individual funding requirements and A-133. The City's Finance Director, Malea Brown, has been with the City 15 years and during that time her department has

consistently met the specific A-133 audit requirements. The City has always received a “clean” audit opinion with no adverse findings. Based upon our previous grant management experience, the City of Laramie is well qualified to undertake the responsibilities associated with an Assessment Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the EPA, enrollment in the Automated Standard Application for Payments system, and submittal of progress reports to the EPA Region 8 Office, including specifying the assessment tasks completed, financial tracking, and proposed grant activities. In the past decade, the city has managed over \$34 million in grant funded projects. Each grant is managed in accordance with the City’s Grant Policy which incorporates new federal requirements with respect to internal controls, etc. This project will be managed in accordance with all City of Laramie via a team approach. Key players include:

**Dave Derragon, Assistant City Manager:** Dave has held leadership roles in municipal finance and administration for over two decades. In his role as Assistant City Manager, Dave directs the Planning Division and Code Administration Division, which is tasked with implementation of the City’s inaugural urban renewal program as well as the West Laramie revitalization plan.

**Derek Teini, Planning Manager:** Derek is the Planning Manager for the City of Laramie. With a Master’s in Planning and over 10 years of experience in the Planning field he is highly knowledgeable about the development within the Community. Derek has been a key figure in many major projects within the community including Laramie’s Comprehensive Plan, Downtown Plan, Aquifer Protection Plan, Parks and Rec Plan, Cirrus Sky Technology Park and Unified Development Code.

**Sarah Reese, Grants Analyst:** The City employs an “all hands on deck” approach to grants management requiring that all employees working on grant-funded projects be appropriately trained and versed in best practices. Working in partnership with Dave, Sarah leads the effort to assure that department heads and their staffs are prepared for quality grant management. Sarah also pursues funding, primarily for public infrastructure, economic development and quality of life projects. In doing so, she works closely with several partner agencies. One of the most relevant partnerships with respect to this project is with the Laramie River Conservation District, with which she co-managed the CDBG-funded effort to demolish the former refinery at the northern gateway to the West-side. Following the demolition of the refinery, the Laramie Rivers Conservation secured TBA funds to continue work on the site. The City will assure that all staff members working on this project are knowledgeable and up to date on the brownfields programs. Should turn over occur, the city will recruit new staff members with qualifications and skills necessary to be an effective partner in this project. In addition to City staff, the City intends to pursue a contract with a professional consulting firm with expertise in environmental assessments and brownfields redevelopment to assist with the inventory and prioritization process, site assessment, community outreach, day-to-day grant management activities, and other eligible programmatic activities allowed. The City intend to release an RFP or RFQ with experienced project managers to overs and approved proposed grant activities to ensure the highest quality work is being provided by the consultants in all phases of the grant program.

#### **IV.C.3.5.d. Past Performance and Accomplishments (10 Points)**

##### **IV.C.3.5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (10 Points)**

Although the City has never received a Brownfield grant, it has successfully administered grant funding from other federal and state agencies. Annual audits have been conducted in accordance with OMB Circular A-133. In all cases, the independent auditor concluded that Laramie complied in all material respects with the requirements of the state and federal programs and the City has never received a “high risk” classification. Additionally, all reporting requirements have always been met and projects have been completed within the required time limit. The following is a list of most recent grants received and other funding by the City:

**Wyoming Business Council, Business Ready Community Program** – Since 2013, the city has secured over \$12 million in funding from the Wyoming Business Council to accelerate the growth of its burgeoning tech sector. Most recently, the city has received a preliminary award for a \$3 million grant to construct a two story building on a blighted lot in the downtown area to house a natural grocer featuring the state's largest inventories of locally and regionally grown produce. A precursor to this grant was Phase I Environmental Site Assessment funded by the Wyoming DEQ to determine the size and extent of contamination left behind by a pigeon and asbestos-laden theatre that had be demolished by the City in the face long-term abandonment and the threat of imminent collapse.

**Wyoming Department of Transportation, TAP (formerly TEAL) funds:** As the state's unofficial biking capital, the City has invested millions and leveraged millions more in trail development, enhancements and safety and WYDOT has been a key partner in this effort using funds from the FHWA's TAP (formerly TEAL) program. In the past five years, over \$725,000 in TAP funds have been used to make investments in biking infrastructure. Projects have included improvements to the iconic and heavily used Garfield Street Footbridge and the development of a ridgeline trail which offers bikers and walkers panoramic views the Rocky Mountains that extends from Northern Colorado to Southern Wyoming.

**National Endowment of Arts, Our Town Grant:** NEA funds were used in tandem with WY Arts Council and WY Department of State Parks and Cultural Resources funding and in-kind investments to develop Laramie's first public art plan. This project included broad reaching opportunities for public participation and will serve as a good model for the West Side project.

**IV.C.3.5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 Points)**

The City of Laramie has not received an EPA Brownfields Grant, but is quite familiar with the program through its close partnership with the Laramie Rivers Conservation District, which is a brownfield awardee. The City has, however, successfully received and managed other EPA awards (305j, etc) as well as grants from other federal sources including, but not limited to the USDA, HUD, DOJ, etc.

**IV.C.3.5.d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements (5 Points)**

To assure the West Side revitalization project meets key milestones and desired outcomes, the City will document, tract and evaluate the following outcomes on an ongoing basis: 1) number sites addressed, 2) changes of ownership, 3) acres of land redeveloped and square footage of buildings positions for adaptive reuse; 4) private investment dollars leveraged; 5) other funding leveraged; 6) jobs created or retained; 7) property/sales tax revenue generated; 8) overall change in census poverty rates; and 9) new housing units permitted. Progress will be reported to the EPA via quarterly progress reports and ACRES database updates to maintain the schedule created in the work plan and cooperative agreements.

**IV.C.3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 Points)**

To assure the West Side revitalization project meets key milestones and desired outcomes, the City will document, tract and evaluate the following outcomes on an ongoing basis: 1) number sites addressed, 2) changes of ownership, 3) acres of land redeveloped and square footage of buildings positions for adaptive reuse; 4) private investment dollars leveraged; 5) other funding leveraged; 6) jobs created or retained; 7) property/sales tax revenue generated; 8) overall change in census poverty rates; and 9) new housing units permitted. Progress will be reported to the EPA via quarterly progress reports and ACRES database updates to maintain the schedule created in the work plan and cooperative agreements.

**Appendix 3**  
**Regional Priorities Form/Other Factors Checklist**

Name of Applicant: Laramie WY

Regional Priority Title(s): Region 8: Protect/Enhance Water

Page Number(s): **Pages 3, 7**

**Protect/Enhance Water** – The West Side Revitalization project seeks to propel a revival of Laramie’s most historic but polluted neighborhoods. Much of the West Side neighborhood lies within the 100-year floodplain of the Laramie River, which can swell to 50 times its base flow discharge during spring snow melt and has flooded out many residences as recently as 2010. The neighborhood is also near and downwind of one of the nation’s busiest transportation thoroughfares, Interstate 80, which is a major contributor to dust, exhaust and sound pollution from the south and west, with up to 20,000 vehicles/day passing by. To the east of the neighborhood is a very busy industrial railyard and rail service hub, with 75 to 100 trains/day, 7 days/week. A former superfund site, known as the Baxter Tie Plant, abuts the southern boundary to the West Side while a mid-remediation brownfield, known as Yttrium Plant/Midwest Refinery, sits at its northern gateway. EPA Region 8 is particularly interested in projects that improve or protect the quality of water associated with brownfield sites or whereby addressing the brownfield site will reduce threats to nearby residents.

Regional Priority Title(s): Region 8: Assistance to Small and Underserved Communities

Page Number(s): **Pages 2 and 5**

**Assistance to Small and Underserved Communities** – With a population of just over 32,000 residents, the City of Laramie is the largest municipality in Albany County, WY which has a population of less than 36,000. The West Side neighborhood in which this project will take place has a population of 1,600. The West Side is in the geographic heart of Laramie. Its next closest neighbor is the downtown district.

There are a number of factors that can affect the future of any given neighborhood, but for the West Side, the history of environmental pollution and seasonal flooding of the Laramie River are believed to be the most significant roadblocks to success. The city is working with FEMA on flooding concerns, and this brownfield application presents an important opportunity to address environmental concerns. Alongside this effort, the City wants to assure that storm water run-off does not negatively impact the quality of the Laramie River. The Brownfields program then serves as an opportunity to not only holistically understand environmental concerns impacting the neighborhood, but also explore green infrastructure and filtration systems to support water quality.

### Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10, 15
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**Appendix A:**

**Threshold Eligibility Documentation**

**“West Side Revitalization”  
Laramie, WY**

**USEPA Brownfield Communitywide Petroleum and Hazardous Materials Assessment**

## Threshold Criteria for Assessment Grant

### 1. Applicant Eligibility

The applicant for this combined EPA Communitywide Hazardous Materials and Petroleum Assessment Grant is the City of Laramie, Wyoming. The City of Laramie fulfills the definition of an “eligible applicant” by being recognized by the State of Wyoming’s legislative definition of a political subdivision per 40 CFR stats 35.6016 (a) (31). The City of Laramie is a General Purpose Unit of Local Government as defined in the eligibility for this grant.

### 2. Letter from State or Tribal Authority

The Wyoming Department of Environmental Quality has reviewed this application and has provided a letter of support. See Attachment B.

### 3. Community Involvement

Our City Council has regular business meetings on the first and third Tuesdays of every month. Second and fourth Tuesdays are reserved for Work Sessions, and fifth Tuesdays are reserved for Ward meetings. Staff will assure that there will be regular and thorough updates during each these meetings. Updates are planned for every month during the work on this project and will include a briefing on progress of the brownfield assessment and future cleanup. Moreover, the City will organize an advisory group composed of neighborhood representatives and other stakeholders to advise on planning, cleanup, and phasing. Staff will actively seek to identify concerns that residents have and respond to these concerns in quick and constructive manner. This will be done through frequent surveys and polling, both paper and electronically, door to door outreach, and a close monitoring of our social media channels. Staff will identify and reach out to sensitive populations through our partnership with community organizations. Progress will be communicated through public notices and frequent updates posted at highly visible locations (library, recreation center, Lincoln Community Center, etc), and through newsletters, email blasts, and bulk mailings to the thousands of contacts in the City’s database.

### 4. Site Eligibility

A specific property eligibility is not requested at this time. Site eligibility and property ownership eligibility requirements will be determined in accordance with the community-wide assessment grant requirements. Specific sites have not been identified, however, the intent is to use the grant to assess sectors of the West Side. Properties to be used under this grant include a mix historical uses, including some vacant and other abandoned sites.

## **Appendix B:**

### **Letter of Support from State Regulatory Authority**

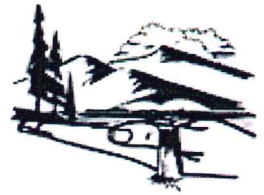
**“West Side Revitalization”  
Laramie, WY**

**USEPA Brownfield Communitywide Petroleum and Hazardous Materials Assessment**



# Department of Environmental Quality

*To protect, conserve, and enhance the Quality of Wyoming's environment for the benefit of current and future generations.*



Matthew H. Mead, Governor

Todd Parfitt, Director

December 14, 2016

Ms. Janine Jordan  
City Manager, City of Laramie  
P.O. Box C  
Laramie, WY 82070

RE: Letter of Support for USEPA FY 2017 Brownfields Assessment Grant Application for the City of Laramie, WY West Side Project Area

Dear Ms. Jordan:

The Wyoming Department of Environmental Quality Voluntary Remediation and Brownfields Assistance Programs (WDEQ/VRP/BAP) wish to express our full support for the City of Laramie's application for a USEPA FY17 Brownfields Assessment Grant. Brownfields remediation is critical to protecting and restoring the environment, protecting human health, and revitalizing communities.

The West Side area holds great potential, as the gateway to the Medicine Bow National Forest, and will certainly benefit from assessment and brownfields inventory activities as the City seeks to identify catalyst properties for remediation and redevelopment. As contaminated properties are identified and assessed, it is the expectation that those properties will be enrolled in the VRP for cleanup.

The VRP/BAP look forward to working with the City of Laramie to ensure properties and parcels are properly assessed and cleaned up (if needed) in accordance with the VRP's protocols and procedures. Please don't hesitate to call me at (307)777-2948, or email me at [cindi.martinez@wyo.gov](mailto:cindi.martinez@wyo.gov) if you'd like to discuss this letter of support.

Sincerely,

Cindi Martinez  
Brownfields and Orphan Sites Remediation Program Supervisor  
Wyoming Department of Environmental Quality

200 West 17th Street • 2<sup>nd</sup> Floor • Cheyenne, WY 82002 • [http:// http://deq.wyoming.gov/](http://http://deq.wyoming.gov/)

ADMIN/OUTREACH (307) 777-7758 FAX 777-3610	ABANDONED MINES (307) 777-6145 FAX 777-6462	AIR QUALITY (307) 777-7391 FAX 777-5616	INDUSTRIAL SITING (307) 777-7369 FAX 777-6937	LAND QUALITY (307) 777-7756 FAX 777-5864	SOLID & HAZ. WASTE (307) 777-7752 FAX 777-5973	WATER QUALITY (307) 777-7781 FAX 777-5973
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# **Appendix C:**

## **Documentation for Leveraging**

**“West Side Revitalization”  
Laramie, WY**

### **USEPA Brownfield Communitywide Petroleum and Hazardous Materials Assessment**

1. City Budget
2. Grant Award History FY '10 to '16
3. Community Development Block Grant Award for the demolition of the Midwest Refinery
4. Sample of recently funded project, Empress Lot Redevelopment

## Budget Resolution

---

### RESOLUTION NO. 2014 - 35

A RESOLUTION MAKING APPROPRIATIONS AND AUTHORIZING EXPENDITURE OF FUNDS TO COVER EXPENDITURES OF THE CITY OF LARAMIE, WYOMING, FOR ALL FUNDS FOR THE FISCAL YEAR OF JULY 1, 2014 TO JUNE 30, 2015 AND FOR THE GENERAL FUND, UTILITY FUND, RECREATION CENTER FUND, SOLID WASTE FUND, AND THE MAJOR CAPITAL CONSTRUCTION FUND FOR THE FISCAL YEAR OF JULY 1, 2015 TO JUNE 30, 2016

#### FINDINGS:

On April 25, 2014, the City Manager prepared and filed with the City Council a tentative city budget, together with a budget message in explanation of the tentative budget, for all funds for the 2014-2015 fiscal year (ending June 30, 2015) and for the General Fund, Utility Fund, Recreation Center Fund, Solid Waste Fund, and the Major Capital Construction Fund for the 2015-2016 fiscal year (ending June 30, 2016).

The proposed budget was duly entered in the City Council's record with a copy made available for public inspection at the Office of the City Clerk.

Notice of public hearing on the budget together with the summary of the budget and required notices concerning mill levy and expenditures, was published in the *Laramie Daily Boomerang*, a legal newspaper published and of general circulation in Albany County, on May 31, June 1, and June 3, 2014 as required by law.

As allowed by Wyoming Statute 39-13-104 (c), the FY 2015 General Fund budget includes a property tax levy of 8 mills projected to collect approximately \$1,725,000.

A public hearing was held on the proposed budget at the time and place specified in the published notice. All interested parties were given an opportunity to be heard.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LARAMIE, WYOMING:

The tentative budget for all funds for fiscal year 2014-2015 and for the General Fund, Utility Fund, Recreation Center Fund, Solid Waste Fund, and the Major Capital Construction Fund for fiscal year 2015-2016, as amended by the City Council, is hereby adopted. The following appropriations, subject to future amendment, are made for all funds for the fiscal year ending June 30, 2015 and for the General Fund, Utility Fund, Recreation Center Fund, Solid Waste Fund, and the Major Capital Construction Fund for the fiscal year ending June 30, 2016; and the expenditures of each officer,

department or spending agency are authorized, limited to the amounts herein appropriated or as established by future amendment.

Council authorizes the Finance Department to update project actuals through year end, June 30, in which the final budget adoption for projects in FY 2015 could decrease. Overall project budgets will remain the same; only the fiscal year in which expenditures are budgeted in shall be amended. Any changes shall be noted in the final resolution submitted to the City Council.

<b>DETAILS OF GENERAL FUND REQUIREMENTS</b>	<b>FY 2015</b>	<b>FY 2016</b>
City Manager	655,215	670,099
City Attorney	516,631	499,950
Municipal Court	362,093	359,874
City Clerk	266,922	261,292
City Council	241,407	215,580
General Accounts	2,548,711	2,107,412
Safety	8,960	8,960
Police Administration	4,623,867	4,569,468
Investigations	778,663	830,366
Records & Communications (LARC)	1,710,332	1,744,888
Police Grants	428,571	435,585
Animal Control	505,619	437,676
Fire	2,562,335	2,618,626
E.M.S.	2,318,667	2,583,912
Fire Operations	1,262,754	395,281
Fire Prevention	269,930	275,393
Fire Training	40,900	40,900
Emergency Management	13,650	13,650
Fire – Grants	100,000	100,000
Public Works Administration	340,148	323,239
Engineering	1,174,952	511,017
Facilities Management	526,676	389,009
Street	5,048,613	5,150,527
Fleet Services	356,966	363,106
Parks	1,399,750	1,023,998
Cemetery	561,934	296,426
Mosquito Control	359,777	362,304
Recreation	203,728	205,431
Ice Arena	398,205	417,123
Parks & Recreation Administration	291,485	276,553
Community Development Administration	240,826	246,172
Planning	435,826	274,725
Code Administration	632,798	591,251
Finance	947,463	1,046,325
Human Resources	788,904	779,712
Information Technology	478,198	421,198
<b>TOTAL GENERAL FUND REQUIREMENTS</b>	<b>33,401,476</b>	<b>30,847,028</b>

<b>RECREATION FUND REQUIREMENTS</b>	<b>FY 2015</b>	<b>FY 2016</b>
Recreation Center Fund	1,804,099	1,828,871
<b>TOTAL RECREATION FUND REQUIREMENTS</b>	<b>1,804,099</b>	<b>1,828,871</b>


<b>UTILITY FUND REQUIREMENTS</b>	<b>FY 2015</b>	<b>FY 2016</b>
Water Fund	28,474,127	24,490,854
Wastewater Fund	16,210,285	10,869,852
<b>TOTAL UTILITY FUND REQUIREMENTS</b>	<b>44,684,412</b>	<b>35,360,706</b>

<b>TOTAL SOLID WASTE FUND REQUIREMENTS</b>	<b>4,814,247</b>	<b>4,189,307</b>
--	------------------	------------------

<b>TOTAL MAJOR CAPITAL CONSTRUCTION FUND</b>	<b>24,567,469</b>	<b>8,294,876</b>
--	-------------------	------------------

<b>DETAILS OF OTHER FUND REQUIREMENTS</b>		
E911 Fund	127,150	
Wyoming Territorial Prison Debt Service Fund	10,000,000	
Self Insurance Fund	3,082,740	
Parks and Recreation Development Fund	313,657	
Specific Purpose Tax Fund - 2002	4,711,668	
Specific Purpose Tax Fund - 2010	4,386,320	
Cemetery Fund	10,500	
Downtown Development Fund	5,233	
Economic Development Fund	95,529	
<b>TOTAL OTHER FUNDS</b>	<b>22,732,797</b>	

Passed, approved and adopted on June 10, 2014.

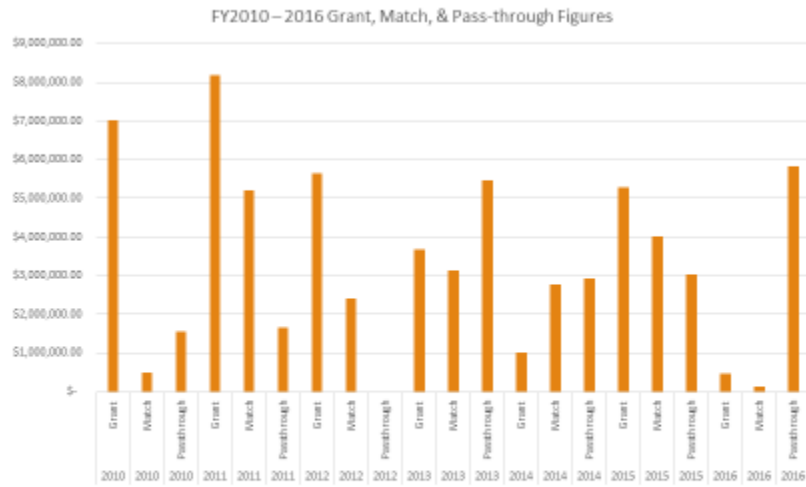


David Paulekas, Mayor and President  
of the City Council

Attest:



Sue Morris-Jones, MMC  
City Clerk



FY10 – FY16 total Grant Awards: **\$31,262,262** Total cash match: **\$18,126,629** Total pass-through amount: **\$20,455,860**

Community Development  
Block Grant Program



**City of Laramie  
Cedar Street Refinery Clean  
Up**

**\$330,525 Community  
Development Grant for Public  
Infrastructure**

**Staff Recommendation: Fund as  
Requested**

## **PUBLIC INFRASTRUCTURE**

**Project Description:** The city of Laramie is requesting \$330,525 Public Infrastructure Grant for the demolition of derelict buildings and reclamation of a former 5.6 acre industrial site. The Laramie Rivers Conservation District (LRCD) owns the site.

**Background:** The area has been a hazard nuisance and eyesore for over fifty years. The LRCD purchased the property in January of 2012 after determining that the former private owner had no intention of remedying the public safety, visual, and environmental problems associated with the property. It was determined that local government entities like LRCD are much more effective in dealing with such properties, because of eligibility for federal EPA programs like Targeted Brownfield Assessment, which has funded extensive environmental evaluations at the site, and the State of Wyoming Volunteer Remediation Program, which is assisting LRCD in determining environmental (soil and groundwater) cleanup and monitoring needs and plans.

**Project Goals and Objective:** The scope of the grant is limited to reclaiming the property to prepare it for redevelopment in the next few years as the LRCD board identifies sources of funding. Because of the status as a special district, the LRCD is legally precluded from acquiring a mortgage. This means that other financing options or partnerships must be identified. The board anticipates seeking a planning grant after remediating the dangers on the property and currently contemplates either using it as a location for a new administrative facility or selling it to the private sector for development. Without the proposed demolition and remediation, the community will not have a complete understanding of the future use and potential redevelopment for the site.

This property is part adjacent to what is slated to be the new Harney Street viaduct (HWY 130/230), for which construction is anticipated in 2015 or 2016 depending upon funding availability. This viaduct will be the primary east/west connector in the core of town and will act as a gateway for many visitors and citizens passing through town.

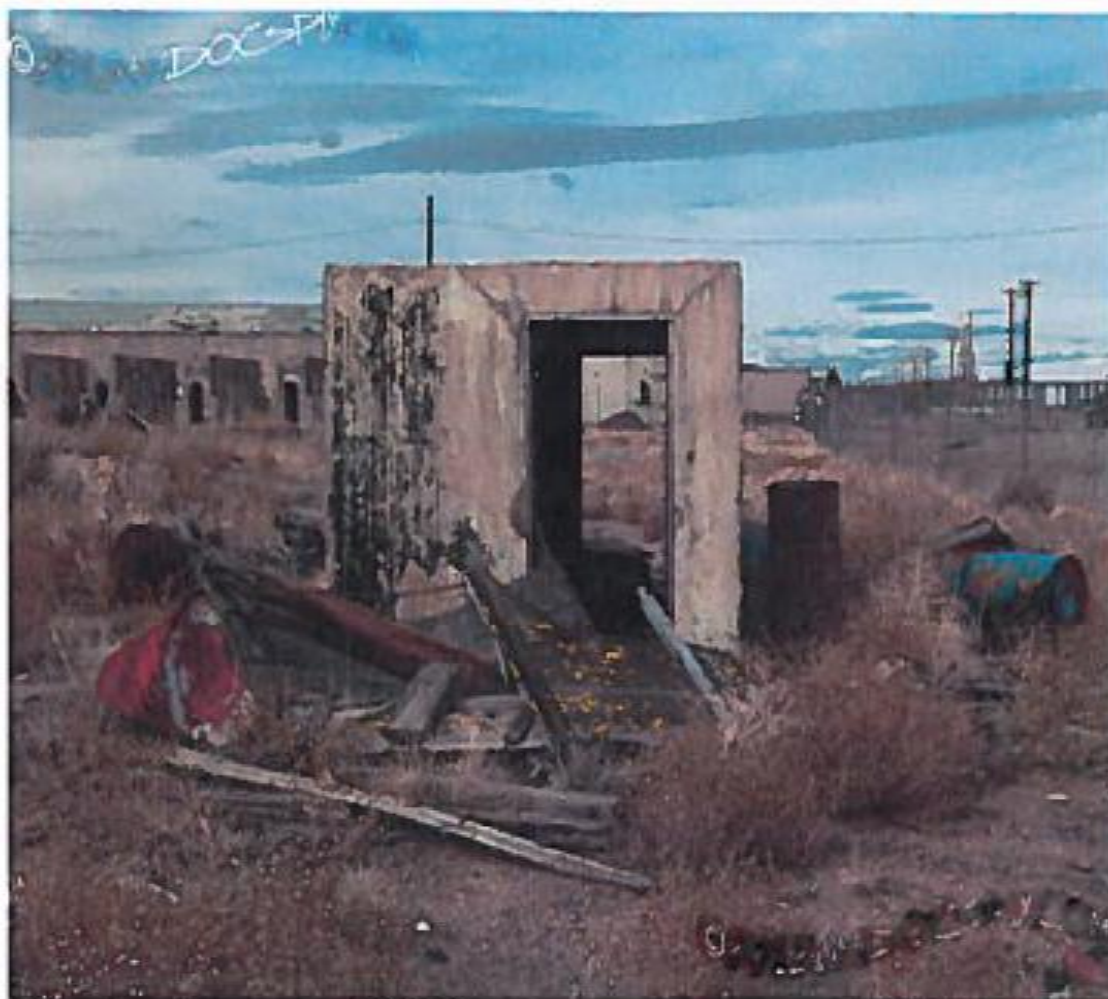
**The Laramie Rivers Conservation District:** On December 29, 1945, the Laramie Rivers Conservation District was organized in accordance with Wyoming State Statutes. The district is responsible for directing conservation programs in Albany County. To promote sustainable use of nature resources in both rural and urban community, the District Board of Supervisors oversees technical assistance provided by the Natural Resource Conservation Service (NRCS). LRCD employees four full time staff members.

**Project Funding:** The total project cost is \$330,525 of which components are as follows: site work \$96,640; demolition and removal \$233,885.

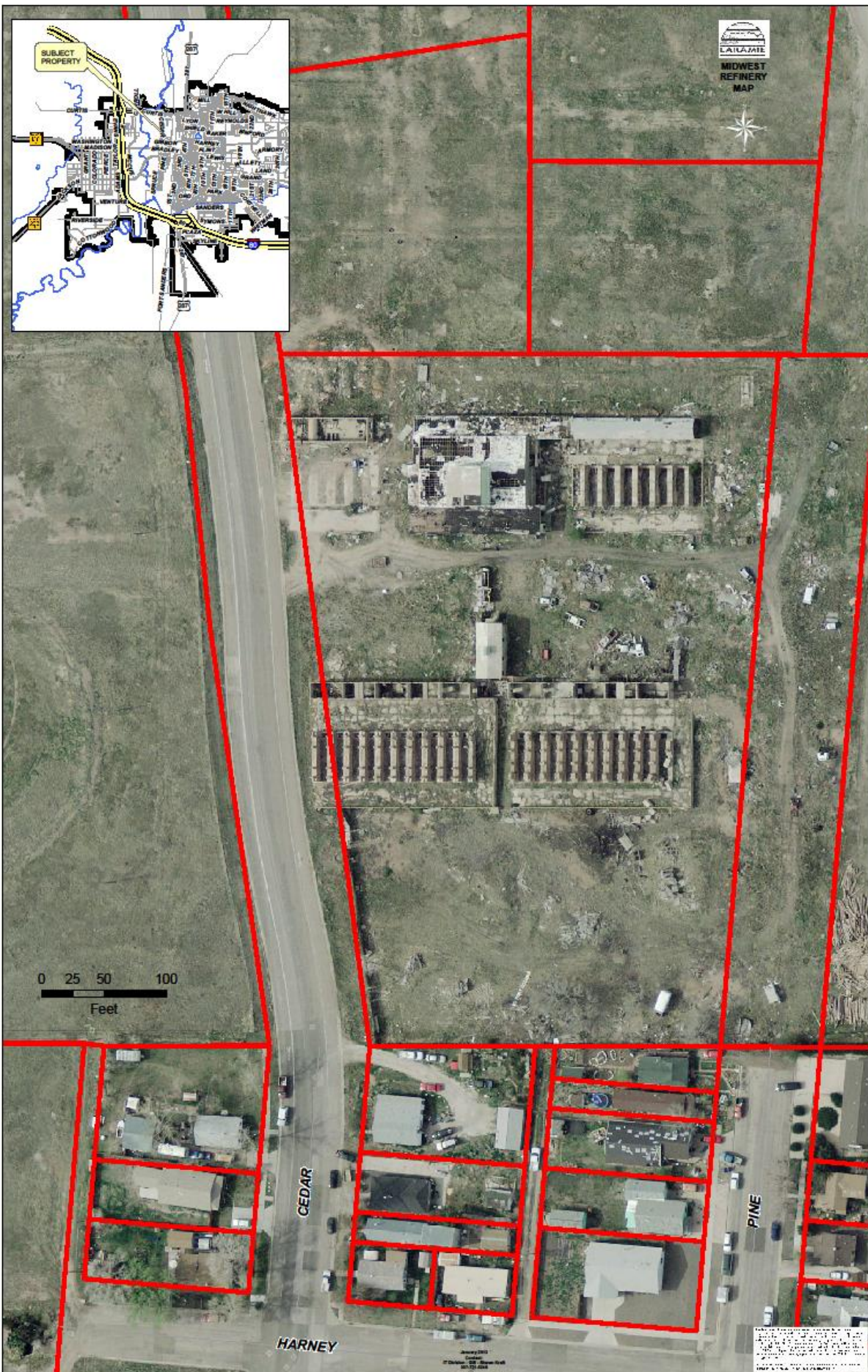
<b>Projected Grant Expenditure Schedule for Laramie Cedar Street</b>		
<b>DESCRIPTION</b>	<b>CDBG</b>	<b>TOTAL</b>
<b>Construction Costs</b>	\$330,525	<b>\$330,525</b>
<b>Total Project Cost</b>	<b>\$330,525</b>	<b>\$330,525</b>

**Regional Directors Comments by Tom Johnson** The project complies with the national objective of the removal of slum and blight in the community. The area in question will soon be near an overpass; as such, the area will be a high profile area viewed by both residents and visitors to the community. This grant will go a long way to helping to remediate this entrance into downtown.

**Staff Recommendation:** Staff recommends funding for this project. Project funding is contingent upon WBC receiving their allocation from HUD. The project scored 150 points out of a possible 200. The project will provide elimination of slum and blight and will provide opportunities for economic development in the area.







0 25 50 100  
Feet

CEDAR

PINE

HARNEY

January 2003  
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00000000

LAITAM, INC. 10000 N. 100th St., Suite 100, Minneapolis, MN 55438  
Phone: (612) 835-1100 Fax: (612) 835-1101  
E-mail: info@laitam.com Website: www.laitam.com

## Community Development Detailed Analysis of Project

Project Title Laramie Cedar Street Refinery Clean Up		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	80	Environmental clean up and rid the community of nuisance. Stop the transients and teenagers from hanging out in the area. Many calls to law enforcement .
Urgency (max 50)	40	WYDOT is putting in an off ramp in the area and they would like the area cleaned up for some economic development opportunities.
Integrated effort (max 50)	30	Working with Laramie Rivers Conservation District.
Total Points (total max 200)	150	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	The property is enrolled in the Wyoming Department of Environmental Quality's Volunteer Remediation Program and the USEPA's Targeted Brownfield Assessment Program.
Community Planning	Yes	The community will be applying for an EPA Brownfield Remediation Grant in fall of 2013.
Timeliness	Yes	The project could commence as soon as the grant was awarded.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Public Infrastructure.



## LARAMIE

**\$3,000,000 Community Readiness Grant**

### **Empress Lot Redevelopment**

*Staff Recommendation:*  
**Fund**

**Business Ready  
Community Grant  
and Loan Program**

### **Project Description**

The city of Laramie requests a Business Ready Community (BRC), Community Readiness grant in the amount of \$3,000,000 to redevelop the Empress Lot, a blighted property in the city's downtown district on 2nd Street. Funds will be used to construct a two-story, mixed-use building, which will accommodate retail space on the ground floor and space available for tenant finish on the second floor. Laramie and the Main Street program believe the space would be prime for apartments; however, it could be used as office space or for another office. Ground floor space has been pre-leased to a local business, Big Hollow Food Co-op. The business anticipates this expansion will result in annual growth of 12% for the next five years.

### **Project Goals and Benefits**

The purpose of this project is to construct a mixed-use building, which will provide additional retail and possibly residential space in Laramie's downtown. The completed project would achieve four main goals:

1. Rehabilitate a blighted property in the heart of Laramie's downtown. The Empress Lot has been an eyesore in Laramie's downtown since the previous Fox Theater Building was permanently closed in the 1970s. The neglected building was demolished in 2009 at a cost of over \$1 million; removing a large roadblock to development.
2. Facilitate the expansion of Big Hollow Food Co-op. The expansion of Big Hollow is expected to create 12 new positions and capital investment of at least \$600,000 over the next five years.
3. Increase downtown traffic and local business sales volume. Increased customer traffic from Big Hollow's expansion will also result in more downtown traffic, benefiting other businesses. Second floor residential units will also contribute to downtown business sales.
4. Generate revenue to fund economic development projects. Revenue generated from the lease and sale of building space will be reinvested in local and state economic development efforts. Local revenue would be specifically designated for Laramie Main Street projects.



This project will also benefit regional agricultural producers. Big Hollow currently stocks products from 30 Wyoming producers and 15 Colorado producers. Big Hollow's intent to stock more products and increase sales volume will increase sales for these producers.

Information depicted in the investment analysis graphic is projected (i.e. tax revenues, possible sale of the building) however the project appears to have a return on investment of 2.68%.

## Lease and Revenue Recapture

Big Hollow will lease the building from Laramie Main Street Alliance (LMSA) for a period of 10 years commencing June 1, 2018 or within 12 months of the City's execution of the grant agreement with the WBC or upon issuance of Certificate of Occupancy, whichever is later. The lease rate is \$34,404 annually (\$2,867 per month) for the ground level space. LMSA will pay the property taxes. Big Hollow will pay utilities and insurance on their equipment and personal property. LMSA will insure the actual structure.

Big Hollow may purchase the property at any time during the lease term and has right of first refusal should LMSA receive a written offer from a third party for purchase of the property for 12 years after the date of the lease commencement. The purchase price is Fair Market Value. The purchase price can be adjusted to give Big Hollow a credit equal to 75 percent of the lease payments made. Disposal of property constructed with public funds must be done according to BRC rules and state statute.

Mainstreet also has the right to condominiumize the property and allow Big Hollow to purchase a portion of the property.

LMSA will return 25% of all net revenues realized to the BRC account. This includes revenues from the lease to Big Hollow and 25% of the purchase price of the building at the time of sale.

Information depicted in the investment analysis graphic is projected (i.e. the sale price of the building is estimated based on lease payments paid, date of purchase, etc.); however, the project appears to have a return on investment of 2.68%.

## Timeline

The applicant estimates the project will be complete by May 2018. This completion date is based on the project being bid/awarded by April 2017, construction beginning June 2017 with substantial completion April 2018 and Big Hollow being able to occupy the building by May 2018.

Sources	
BRC amount	\$ 3,000,000
Cash Match	\$ 81,863
In-Kind Match	\$ 76,032
<b>Total eligible project cost</b>	<b>\$ 3,157,895</b>
BRC % of total eligible project costs	95%
Local % of total eligible project costs	5%
Uses	
<b>Land Value</b>	
Land Value (In-Kind Match)	\$ 76,032
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 300,000
Other fees (surveys, tests, etc.)	\$ 25,000
Project inspection fees	\$ 25,000
<b>Construction Costs</b>	
Site work	\$ 100,000
<i>Building Components:</i>	
Electrical Systems	\$ 225,000
Mechanical, plumbing, HVAC systems	\$ 280,000
Landscaping	\$ -
Foundation and/or Structural Framing system	\$ 1,025,000
Interior Finishes	\$ 420,000
Fire Protection	\$ 25,000
Miscellaneous/Other (Built In Equipment)	\$ 400,000
Contingencies (8%)	\$ 256,953
<b>Total Uses</b>	<b>\$ 3,157,985</b>

## Funding

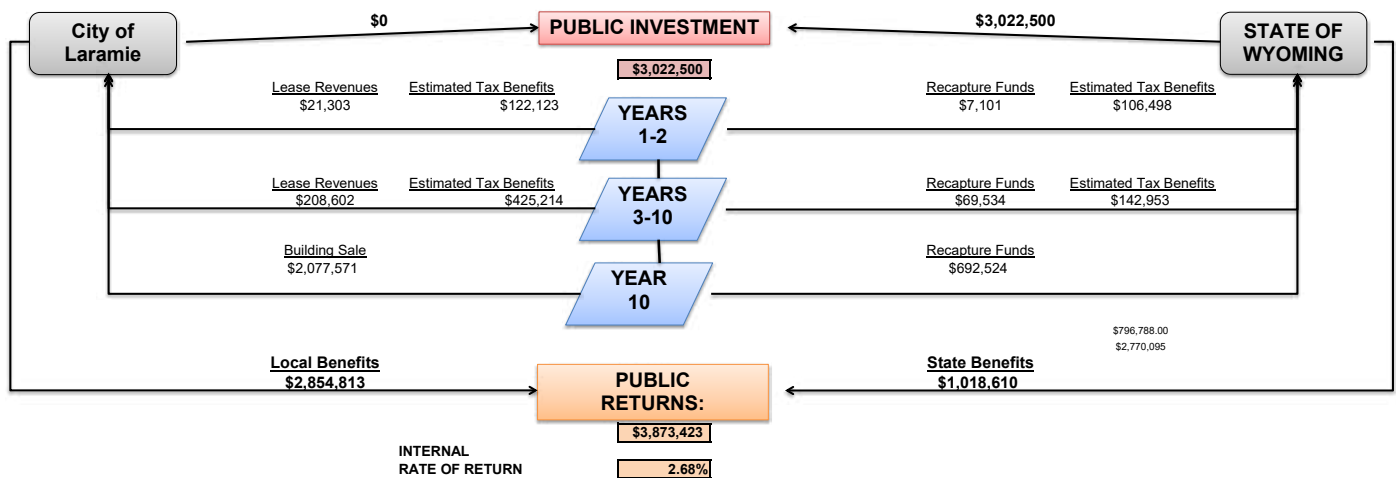
The total project cost is \$3,157,895, of which \$3,000,000 represents the Community Readiness grant and \$157,895 represents cash match. Cash and in-kind matches are provided from the following sources:

- \$15,000: Laramie Main Street program reserves
- \$22,500: Wyoming Main Street program grant
- \$44,363: Big Hollow Food Co-op
- \$76,032 (in-kind): Laramie Community Re-Development Foundation, land donation

## Staff Recommendation

Staff recommends funding in the amount of \$3,000,000, as requested.

Performance measures for this project include the rehabilitation of a blighted lot in Laramie's downtown, construction of the building, job creation, capital investment, increased co-op membership, completion of the second floor space and lease of the second floor space, increased downtown traffic, increased sales in other downtown businesses, additional economic development made possible by revenue recapture.



## Project Overview

City of Laramie - Empress Lot Redevelopment				
Purpose	The city of Laramie requests a Business Ready Community (BRC), Community Readiness grant in the amount of \$3,000,000 to redevelop the Empress Lot, a blighted property in the city's downtown district on 2nd Street.			
Project Budget	Projected Grant Expenditure Schedule			
	Description	BRC	Match	Total
			Cash	In-Kind
	Land	\$ -	\$ -	\$ 76,032
	Non-Construction Costs	\$ 340,703	\$ 9,297	\$ -
Performance	Construction Costs	\$ 2,659,297	\$ 72,566	\$ -
	Total Project Cost	\$ 3,000,000	\$ 81,863	\$ 76,032
	Measure	Quantity		Notes
	Businesses Assisted	1		
	Return on Investment	2.68%		Ten year annualized return
Project Infrastructure	State Revenue Recapture	\$ 769,159		Ten year estimate
	Local Revenue Recapture	\$ 2,307,476		Ten year estimate
	Estimated State Tax Benefits	\$ 157,882		Ten year estimate
	Estimated Local Tax Benefits	\$ 420,002		Ten year estimate
	Jobs to be Created	12		Five year estimate (PT and FT equivalent to 7 FTE)
Project Infrastructure	Annual Sales Growth	12%		Five year annual estimate
	Additional Private Investment	\$ 600,000		Big Hollow Investment and 2nd Floor Finish
	Acres Developed	0.15		
Project Infrastructure	New Building Construction	11,000		Square Feet

# LARAMIE, WY



## **Appendix D:**

### **Letters of Commitment from Community Stakeholders**

**“West Side Revitalization”  
Laramie, WY**

#### **USEPA Brownfield Communitywide Petroleum and Hazardous Materials Assessment**

1. Laramie Main Street Alliance
2. Laramie River Conservation District
3. Chavawn Kelley (on behalf of the Lincoln Community Center)
4. Albany County Historic Preservation
5. Resolution 2016-82 in support of submitting a grant application (note: this is included in lieu of a letter of support from the West Side League of Neighbors. The League will participate in this project and their participation is codified in this Resolution at the League’s request.)



December 14, 2016

Attention Janine Jordan, City Manager, City of Laramie  
Re: EPA/Brownfield Assessment grant

The Laramie Main Street Alliance strives to preserve historic downtown while enhancing the district's economic and social vitality. As our closest neighbor, the West Side is a critical partner in our long-term success. This area has the potential to be a vibrant district with enhanced walkability, biking, tourism and reinvestment through public/private partnerships.

Geographically connected by a historic footbridge over the active Union Pacific railroad, the West Side complements downtown's history, sense of place and cultural assets. We anticipate a grassroots, community driven exploration of options for redevelopment in this neighborhood will lead to an enhanced quality of life, a great downtown district, and higher return on investment.

As an award winning, nationally accredited Main Street program, we first learned about the potential for brownfield funding at the National Main Street conference in May 2016. Since that time, our wheels have been turning as we explore ways to enhance our partnerships with the City, the West Side and entrepreneurs to work collaboratively towards a vibrant community.

We feel the application of brownfield environmental justice principals are highly complementary to Main Street best practices. This assessment would be a wonderful way to maximize the benefits of both economic and community development practices.

Please consider the City of Laramie's application knowing that there are key people and organizations in place to leverage your resources for long term, impactful results.

Thank you for this opportunity.

A handwritten signature in black ink that reads "Trey Sherwood".

Trey Sherwood  
Executive Director  
Laramie Main Street Alliance

Laramie Main Street Alliance  
207 Grand Avenue, Laramie, WY 82070  
307-760-3355 [downtownlaramie@gmail.com](mailto:downtownlaramie@gmail.com)



***Laramie Rivers  
Conservation District***

---

Tony Hoch, Ph.D., P.G.  
Director

City of Laramie  
Janine Jordan  
City Manager  
P.O. Box C  
Laramie, WY 82070

December 16, 2016

Dear Janine,

I am writing in support of the City of Laramie's submittal of an EPA Brownfield Assessment Grant to focus on the West Side. Your proposed project complements our work currently underway in the neighborhood which was supported by the EPA Targeted Brownfield Assessment Program and now an EPA Brownfield Cleanup Grant. It is a close fit for our mission, which is: *to provide leadership for the conservation of Albany County's soil, water, and natural resources; preserve and enhance wildlife habitat; protect the tax base; and promote the health, safety, and general welfare of the citizens of Albany county through responsible conservation ethic.*

Over the past decade, some of the most important and frankly rewarding "urban projects" of the Laramie River Conservation District have been in the West Side. Our organization led the effort to restore the Laramie River, was involved in the revitalization of the Lincoln Community Center, and most recently tackled the demolition and clean-up of the old Midwest Refinery, a task which many people (including sometimes LRCD staff and board) thought could never be accomplished. These projects have been rewarding not only for their size and impact, but also and perhaps more importantly for the level of community enthusiasm, engagement and support.

Unfortunately, there is still more work to be done in the West Side. The Laramie Rivers Conservation District remains concerned about the remaining 85-acre refinery site across the street from our brownfield project, and the fact that the whole neighborhood lies in the shadow of industrial activities since it was settled in the 19<sup>th</sup> century. An assessment grant therefore will provide an excellent roadmap to prioritize and guide which projects we tackle next. If the grant is awarded, I would be happy to work alongside city staff and the selected consulting firm to provide the knowledge and insights we have gained over the years, particularly as we have waded through our own brownfield characterization process.

Sincerely,

Tony Hoch

Chavawn Kelley

307-399-6541  
ckelley@uwyo.edu

December 20, 2016

Janine Jordan  
City Manager, City of Laramie  
P.O. Box C  
Laramie, Wyoming 82073

Dear Janine,

As I understand it, the purpose of the EPA Brownfield Assessment program is to empower communities and other stakeholders to work together to prevent, assess, clean up, and sustainably reuse brownfields.

As a West Side resident, I support this effort to explore the vestiges of our neighborhood's industrial past and enhance its future. The West Side is a historic neighborhood that is friendly, walkable, and adjacent to downtown. It has been nice to see more young families and recently more artists and musicians joining the long-time residents, many of whom have lived here for generations. Ours is a funky "Little Bohemia," alive with history, vibrancy, and resiliency.

As you know, the city, county, state, and many businesses and individuals came together to support the rehabilitation of the old Lincoln School. The result was in 2012 we fulfilled a 30-year dream to reopen the building as the Lincoln Community Center. What was essentially a derelict, boarded-up eyesore is now a thriving gem at the geographic and psychological heart of the West Side. In August, we welcomed Laramie Head Start to the center. In December we calculated that through classes, events, rentals, and anchor tenants, we made at least 36,963 client contacts in 2016, including children, seniors, and those of low income. Please see our website at <http://www.laramielcc.com/>

I hope the brownfield assessment can bolster efforts to preserve, protect and grow (compatibly) our dear neighborhood. I am pleased to participate and will be happy to help you work with the Lincoln Community Center to schedule community forums throughout the assessment process.

Best Wishes,

Chavawn Kelley



**ALBANY COUNTY HISTORIC PRESERVATION BOARD**

**Office of the Chair**

**1221 E. Canby Street Laramie, WY 82072**

**Tel.: 307-745-4586 Fax: 307-745-4654**

**Email: [akwwy@hotmail.com](mailto:akwwy@hotmail.com)**

**December 20, 2016**

**Ms. Janine Jordan  
City Manager  
City of Laramie  
P.O. Box C  
Laramie, WY 82070**

**Dear Janine,**

I understand the City of Laramie is considering an application to the United States Environmental Protection Agency to fund environmental assessment and community visioning activities in the West Side. As the chair of the Albany County Historic Preservation Board, I would like to stress the importance of our West Side; it is a living document of not only Laramie's but also the West's railroad history.

Laramie's West Side neighborhood, which first sprouted with the construction of the railroad, flourished as a community, with a fine mix of homes, businesses and professional offices for generations. Sadly, the cafés, churches, grocery stores, that once filled this neighborhood are gone; the area's eclectic mix of Victorian, bungalow, and Mexican and Spanish-inspired stucco homes are aging. Moreover, with projects like the relocation of the Clark Street Viaduct, the landscape of the neighborhood is changing. With these forces combined, it can at times feel like the West Side is at a "make it or break it" crossroads.

However, our board recently completed a survey of historic structures, and in the process found that the West Side is very much a neighborhood in the process of refurbishing its homes and adding amenities. It is too cherished by residents and too valued by history buffs like myself to allow for any outcome other than success! Getting a deep and thorough understanding of environmental concerns in the area seems like a wise step toward ensuring a prosperous future for our most historic neighborhood.

The Albany County Historic Preservation Board, in partnership with other agencies, has published a popular walking tour guide featuring the West Side, and through this effort, has gained a lot of knowledge and insights into previous industrial, cultural, and economic activities in the West Side. If this grant is awarded, our board would be happy to participate in helping your staff and consultants understand the history of the West Side.

**Sincerely,**

**Amy Williamson  
Chair**

**RESOLUTION NO. 2016-82**

**A RESOLUTION AUTHORIZING SUBMISSION OF THE APPLICATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR A BROWNFIELDS COMMUNITYWIDE ASSESSMENT GRANT (BROWNFIELD GRANT) IN AN AMOUNT OF \$300,000 TO CONDUCT A BROWNFIELD ASSESSMENT OF HAZARDOUS SUBSTANCE AND PETROLEUM CONTAMINATED PROPERTIES THROUGHOUT THE WEST SIDE.**

**WHEREAS**, the Governing Body for the City of Laramie desires to participate in the EPA's Brownfield Grant to assist in financing this project; and

**WHEREAS**, the Governing Body of the City of Laramie understands the purpose of this program is to "empower communities and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields"; and

**WHEREAS** recognizing the high concentration of known and potential brownfield sites in tandem with a former superfund site in the area, the West Side is a priority location for this project; and

**WHEREAS** this project supports council-adopted goals and several community development plans; and

**WHEREAS**, the total amount of the request is \$300,000, and the city will contribute an estimated \$15,500 in staff time over a three year period to support this project;

**WHEREAS** if awarded, grant funds will be used hire a consulting firm to work alongside staff and stakeholders (West Side League of Neighbors, Lincoln Community Center, Laramie Main Street, Laramie River Conservation District, etc) to identify and prioritize brownfield sites, conduct assessments of those sites, develop plans for remediation, and to conduct community outreach to keep the public informed of project progress and to encourage public participation; and

**WHEREAS** if awarded, the City will ensure that a citizen living in the West Side serve on the consultant selection committee and any other committee relevant to the formation of this plan.

**NOW THEREFORE THE CITY COUNCIL OF LARAMIE, WYOMING, RESOLVES:**

- Section 1.** That the foregoing recitals are incorporated in and made a part of this resolution by this reference.
- Section 2.** The City of Laramie, will submit grant application will be submitted to the EPA in an amount not to exceed \$300,000 for consideration of assistance in funding the assessments throughout the West Side.
- Section 3.** If awarded, the city will contribute an estimated \$15,500 in staff time over a three year period to support this project.

**PASSED, APPROVED AND ADOPTED THIS 20<sup>th</sup> Day of December 2016.**

**ATTEST**

  
**CITY CLERK**

  
**MAYOR**

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Laramie

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

83-6000072

\* c. Organizational DUNS:

7832818920000

### d. Address:

\* Street1:

405 Ivinson Avenue

Street2:

\* City:

Laramie

County/Parish:

\* State:

WY: Wyoming

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

83070-0830

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Sarah

Middle Name:

\* Last Name:

Reese

Suffix:

Title:

Grants Analyst

Organizational Affiliation:

\* Telephone Number:

307-721-5201

Fax Number:

\* Email:

sreese@cityoflaramie.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

None

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

West Laramie Revitalization Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="15,500.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="315,500.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: